

SDMS Document ID



1051786

Real Property Records

Date last updated: Friday, November 21, 2003

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to property tax information for this property](#)

[Link to sale information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property sales information for all Denver neighborhoods](#)

PROPERTY INFORMATION

Property Type: Residential

Parcel: 0227106028000

Name and Address Information

Legal Description

NAYADLEY, MICHAEL D

L 57 BLK 7 IRONTON
VACANT LAND

3733 WYNKOOP ST

DENVER, CO 80216

Property Address:

Tax District

3733 WYNKOOP ST

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	14100	4090		
Improvements	0	0		
Total	14100	4090	0	4090
Prior Year				
Land	8200	750		
Improvements	81300	7440		
Total	89500	8190	0	8190

Style: Other

Reception No.: 0000022125

Year Built:

Recording Date: 02/01/02

Building Sqr. Foot: 0

Document Type: Warranty

Bedrooms:

Sale Price: 45000

Baths Full/Half: 0/0

Mill Levy: 59.855

Basement/Finished: 0/0

Lot Size: 3,125

Zoning: I1

Driveway
Gravel

10 x 25

$$42 \times 25$$
$$\cancel{52 \times 25} = 1300$$

SOD

$$19 \times 10 = 190$$

SOD

3733

wynkoop

7200 S

61 x 61 x 11



**US Army Corps
of Engineers®**

December 14, 2004

Memorandum For the Record

Subject: Final Inspection/Acceptance
3733 Wynkoop St

- 1) The owner is presently out of the country and unavailable to complete the final completion agreement.
- 2) The property has been inspected jointly, by the Site Co-Ordination team, the US Army Corps of Engineers Site Manager, and the contractors Site Superintendent. It has been determined, The property has been restored In accordance with the original Restoration Agreement.
- 3) No further action is deemed necessary.
- 4) This memorandum will serve as the Final Acceptance for the subject property.

Gregory P. Hoover
US Army Corps of Engineers
Site Manager

Property Access Checklist

Property ID: 2643	<input type="checkbox"/> WORK STARTED	ON: __/__/__
Property Address: 3733 Wynkoop	<input type="checkbox"/> WORK COMPLETED	ON: __/__/__

Property Owner: Michael Nysadley	Property Renter: Curt Ottaway
Mailing Address: 3733 Wynkoop St	Home Phone:
	Fax:
Home Phone: 720 946-3159	Cell/Pager: 720 275-3166
Fax:	Additional Information:
Cell/Pager: 347 683-4082 303 641-9673	Michael cell # 720-933-4914

<input checked="" type="checkbox"/> Notification Letter	Sent: 12/15/03	By: A. James
<input checked="" type="checkbox"/> Access Agreement	Signed: 1/15/04	By: M. Nysadley
<input checked="" type="checkbox"/> Restoration Agreement	Signed: 2/15/04	By: M. Nysadley
<input type="checkbox"/> Topsoil Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Disposal Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Garden Sampling (if applicable)	___/___/___	By:
<input type="checkbox"/> Utility Clearance	Called: ___/___/___	By:
<input checked="" type="checkbox"/> Video/Photos (Before)	On: 2/10/04	By: T. Myers
<input type="checkbox"/> Video/Photos (During)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (After)	On: ___/___/___	By:
<input type="checkbox"/> Video/Photos (30-Day)	On: ___/___/___	By:
<input type="checkbox"/> Property Completion Agreement	Signed: ___/___/___	By:
<input type="checkbox"/> Final Report	Issued: ___/___/___	By:

Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: ___/___/___	By:
Results:		

Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	2643
Property Address:	3733 Wykoop St
Owner:	Michael Mayadley
Phone:	720 946-3159

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation: (Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	Flangstone pieces in back
Item:	Metal posts in back
Item:	Ladders in back
Item:	Trailer in back
Item:	Any other items to be saved
Item:	
Item:	

Items To Be Removed By Contractor During Remediation And Not Replaced
(Use additional sheets as necessary)

Item:	Any brick or other debris
Item:	left in backyard
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	
Item:	



Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Replaced
(Use additional sheets as necessary)

Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:

Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Description/Explanation
Total Area Of Property To Be Excavated	1507	Square Feet	
Number of trees > 2 inch trunk diameter	1		
Number of trees < 2 inch trunk diameter	2		
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.	N/A		Zones: <u>N/A</u> Heads: <u>N/A</u> Control Valves: <u>N/A</u>
Number of and total size of all gardens / flower beds. Attach a sketch of relative sizes and locations.	# Of Beds: <u>N/A</u> # Of Gardens: <u>N/A</u>		Ft ² Of Beds: <u>N/A</u> Ft ² Of Gardens: <u>N/A</u>



Item	Quantity	Unit	Description/Explanation
Agreed upon value of plant materials <u>not to be replaced</u> by contractor. Note: this value will be used to issue a plant voucher to the property owner.	Total # Of Beds: <u>N/A</u>	\$	Total Ft ² Of Beds To Be Replaced With Certificate: <u>N/A</u>
Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed. Include a sketch of where each plant will be placed by the contractor.	<u>N/A</u>	Each	Only Use For Plants That Are Being Saved and Re-planted
Agreed upon area of property to be replaced with grass sod. Include a sketch of the area(s) to be replaced with grass sod.	<u>N/A</u>	SF	Total Ft ² Of Sod To Be Laid: <u>N/A</u>
Area of City or County property to be landscaped per their requirements. Include a sketch of the area (s)	Total Ft ² : <u>N/A</u>	SF	Sod: <u>N/A</u> Brown Mulch: <u>N/A</u> Red Mulch: <u>N/A</u>
Agreed upon area of property to be replaced with mulch.	Total Ft ² Of Mulch: <u> </u>	SF	Red: <u> </u> Brown: <u> </u>

Item	Quantity	Unit	Description/Explanation
Agreed upon area to be replaced rock.	Total Ft ² Of Rock: _____	SF	Large: _____ Medium: _____ Small (pea gravel): _____ Driveway Gravel: _____
Agreed upon area to be replaced with no groundcover.	Total Ft ² With No Groundcover: <u>N/A</u>		

Additional Comments / Instructions:

Owner was unsure of replacement materials at time of appointment will call us when he decides



Additional Comments / Instructions Continued:

☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☐ I agree

☐ I do not agree

☒ I agree

☐ I do not agree

Owner's Signature

Date

Contractor's Signature

Date

Michael Nayadley
Dolni' Maxov 134 (N26)
46844 Josefuv Důl
Czech Republic
Europe



148

AIR MAIL

VB/I-70 Command Post
10 E 55th Avenue
Denver, CO 80216
U.S.A.





US Army
Corps of Engineers
Omaha District

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Voice Mail: 720 946 3159

Owner's Name: Michael D. Nayadley	Daytime Phone: +420 483 310049
-----------------------------------	--------------------------------

Addresses of Properties covered by this Agreement:	Address: 3733 Wynkoop St.
	Address:
	Address:
	Address:
	Address:

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed, the Grantor will have an opportunity to review and approve the planned soil removal, and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:



US Army
Corps of Engineers
Omaha District

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact Jennifer Chergo, EPA, at (303) 312-6601.

*I am out of the country till 04/05/2004.
You can reach me at nayadley@hotmail.com
or phone number +420 483 310 049 (Czech Republic).
The House is being rented till then. I am ready
to assist EPA in obtaining tenant approval for access to
the property to perform
the work.*

VB/I-70 Command Post
10 55th Avenue
Denver, Colorado 80216

Thanks

Michael D. Nayadley

Michael Nayadley

Jason Lynch

From: Michael Nayadley [nayadley@hotmail.com]
Sent: Monday, February 02, 2004 3:15 AM
To: Jason Lynch
Subject: Re: 3733 Wynkoop Street

Jason,
Thanks for the quick response. I would love to help this process along as quickly as possible. I am not in the country and I won't be back in the country until April. If you would like to go to the property and complete restoration agreement that will be fine and you can fax it to me at 011420483310049 or you could email it and I could fax it back to which ever you prefer. I am renting the house while I am out of the country to Curt L. Ottaway his cell phone is 720-275-3166. Also, the basement is unfinished, will you need to inspect it as well?

Michael Nayadley
Owner of 3733 Wynkoop St.
----- Original Message -----
From: "Jason Lynch" <jlynch@projectresourcesinc.com>
To: <nayadley@hotmail.com>
Sent: Thursday, January 29, 2004 7:34 PM
Subject: 3733 Wynkoop Street

Michael,

I received your consent for access to property for the EPA/PRI to move forward with the restoration of your property. Basically, in order to remove the lead/arsenic contaminated soil from your property, we will remove the top 12 inches of exposed soil from the entire property and replace it with clean soil. We will then lay new sod for you, unless you would prefer mulch or rock to be placed in certain areas of your property. In order to get your property on the list for removal, we must first go to your home and complete a restoration agreement. We would be happy to go to the property and get it set-up, and then fax the agreement to you for your approval/signature. Please let me know if this is something that will work for you. You can e-mail me back at this address or call me on my cell phone to discuss any questions or concerns. My number is 303-503-4672.
Thanks
for your time and cooperation.

Jason Lynch
Lead Site Coordinator
Project Resources, inc.

2643

X

<> Inq New Update Test Cancel Reset Exit Ticket # 0000490691-000 has been queued! 08/20/04 01:33:48 PM NEW
INSERT

Ticket 0000490691 Date 08/20/2004 Time 01:26PM Oper JWL348654532 Rev 000 NEW GRID
Old Tkt 0000490691 Date 08/20/2004 Time 01:26PM Oper JWL348654532 Chan WEB

Phone 303-487-0377 Ext Caller JASON LYNCH
Email JLYNCH@PROJECTRESOURCESINC.COM
Company PROJECT RESOURCES Fax 303-295-0990
Address 10 E 55TH AVE
City DENVER State CO Zip 80216

Alternate Contact AMY JAMES Phone 3034870377 Ext
Done for CORPS OF ENGINEERS / EPA
Work type SOIL EXCAVATION TO A DEPTH OF 12 INCHES F
Explosives N Boring N Meet time requested N
St CO Cnty DENVER Place DENVER
Addr From 3733 Street WYNKOOP STREET
Nearest Intersecting Street

Latitude Longitude

Location ENTIRE RESIDENTIAL PROPERTY FROM THE CURB ONTO THE PROPERTY AT THE
ADDRESS LISTED - SOIL EXCAVATION TO A DEPTH OF 12 INCHES.

The locate will be completed between 08/20/04 01:33:49 PM and the end of the day 08/24/2004

Grids (T/R/S) 03S068W23SW

Members 360NT1 360NT3 360NT4 ADSTA1 ATCT01 CMSND00 CMSND14 ICGTL3 LVL311 MCI01
PCKVEL PCNDU0 PSND14 QLNCND00 QLNCND14 SPRN01 TWTEL1 WCG01

Members - these will be notified by the center

LVL311 LEVEL 3 COMMUNICATIONS
MCI01 MCI

LEVEL 3 COMMUNICATIONS
MCI

WCG01	WILTEL COMMUNICATIONS LLC	WILTEL COMMUNICATION
360NT3	360 NETWORK-TOUCH AMERICA	360 NETWORK-TOUCH AMERICA
ADSTA1	ADESTA COMMUNICATIONS	ADESTA COMM
360NT1	360NETWORKS, INC.	360NETWORKS, INC FIBER
QLNCND00	QWEST LOCAL NETWORK	QWEST LOCAL NETWORK (UQ)
ICGTL3	ICG TELECOMMUNICATIONS AKA INTELCOM	ICG TELECOMMUNICATIONS
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
TWTEL1	TIME WARNER TELECOM	TIME WARNER TELECOM
ATCT01	AT&T	AT&T
SPRN01	U.S. SPRINT	U.S. SPRINT
TWTEL1	TIME WARNER TELECOM	TIME WARNER TELECOM
360NT4	360 NETWORK-TOUCH AMERICA	360 NETWORK-TOUCH AMERICA
CMSND14	COMCAST-APPT. SCHED.	COMCAST-CATV/UQ
CMSND14	COMCAST-APPT. SCHED.	COMCAST-CATV/UQ
ICGTL3	ICG TELECOMMUNICATIONS AKA INTELCOM	ICG TELECOMMUNICATIONS
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
QLNCND00	QWEST LOCAL NETWORK	QWEST LOCAL NETWORK (UQ)
QLNCND14	QWEST LOCAL NETWORK---APPT. SCHED.	QWEST LOCAL NETWORK
QLNCND14	QWEST LOCAL NETWORK---APPT. SCHED.	QWEST LOCAL NETWORK
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
PCNDU0	XCEL ENERGY-NORTH DENVER	XCEL ENERGY-NORTH DENVER
PCNDU0	XCEL ENERGY-NORTH DENVER	XCEL ENERGY-NORTH DENVER
PCNDU0	XCEL ENERGY-NORTH DENVER	XCEL ENERGY-NORTH DENVER
CMSND00	COMCAST - NORTH DENVER	COMCAST - NORTH DENVER
CMSND00	COMCAST - NORTH DENVER	COMCAST - NORTH DENVER
ADSTA1	ADESTA COMMUNICATIONS	ADESTA COMM

TIER2 MEMBERS - you must notify these members yourself

DTEO01	DENVER TRAFFIC ENGINEERING OPERATIONS	DNVR TRAFFIC ENG OPERAT.	720-865-4001
DNVH20	DENVER WATER DEPARTMENT	DENVER WATER DEPT	303-628-6666
WWMG01	WASTEWATER MANAGEMENT DIVISION	WASTEWATER MGMT DIVISION	303-446-3744
DNVPR1	DENVER PARKS AND RECREATION	DENVER PARKS & REC.	303-458-4839

Color Photo(s)

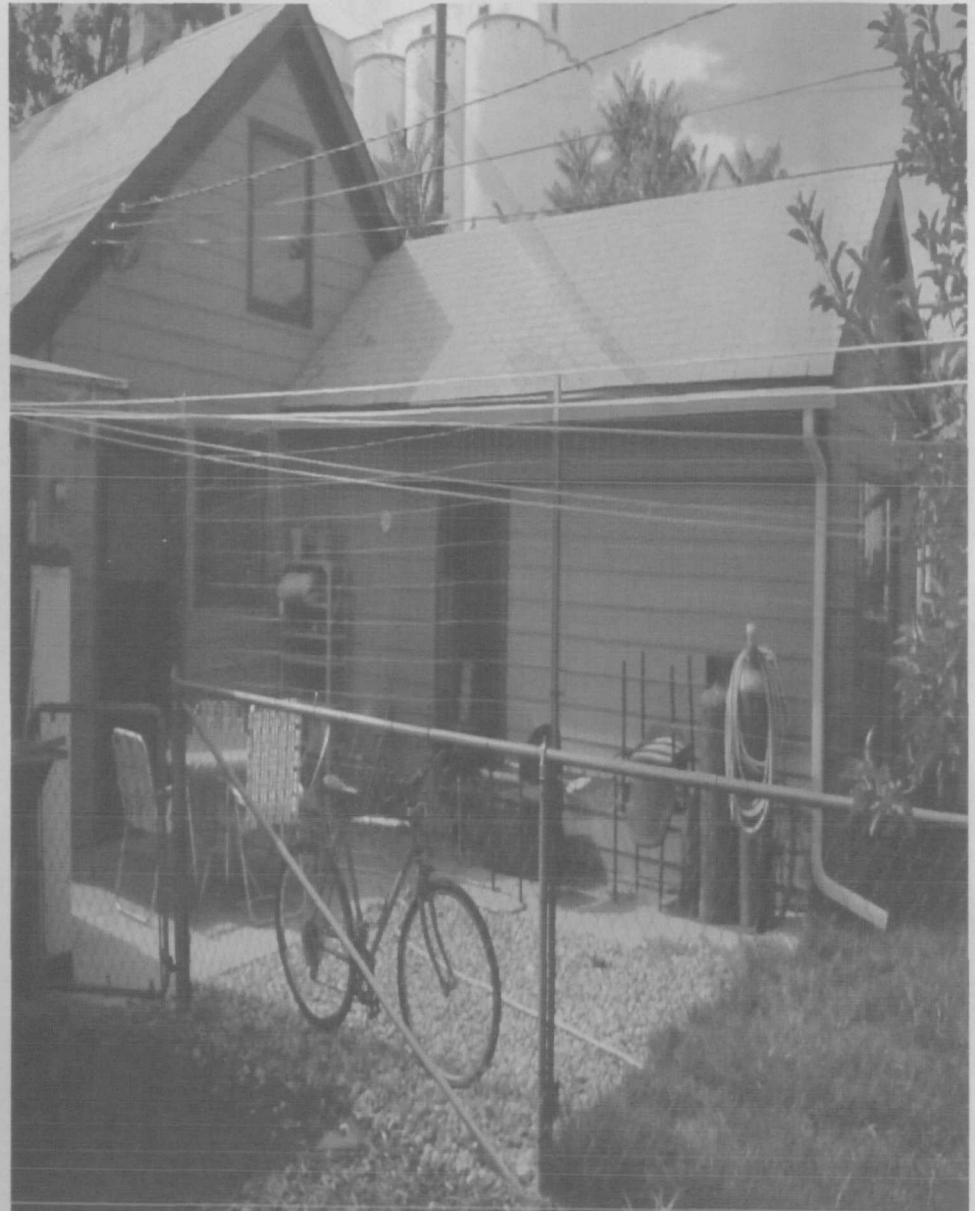
The following pages
contain color that does
not appear in the
scanned images.

To view the actual images, contact
the Region VIII Records Center at
(303) 312-6473.

Property ID # 2643 / 3733 Wynkoop



East exposure of house



West exposure of house

**** Property owner refused testing because they recently painted their house**

August 10, 2005

LBP Assessment Results

Strata Environmental Resource

[illegible]

Web Ticket Entry

X

<> Inq New Update Test Cancel Reset Exit Ticket # 0000298893-000 has been queued! 05/27/04 01:40:26 PM NEW
INSERT

Ticket 0000298893 Date 05/27/2004 Time 01:39PM Oper MS657222665 Rev 000 NEW GRID
Old Tkt 0000298893 Date 05/27/2004 Time 01:39PM Oper MS657222665 Chan WEB

Phone 303-487-0377 Ext
Email JLYNCH@PROJECTRESOURCESINC.COM
Company PROJECT RESOURCES INC Fax 303-295-0990
Address 10 E 55TH AVE
City DENVER State CO Zip 80216

Alternate Contact JASON LYNCH Phone 3034870377 Ext
Done for CORPS OF ENGINEERS/EPA
Work type SOIL EXCAVATION TO A DEPTH OF 12 INCHES F
Explosives N Boring N Meet time requested N
St CO Cnty DENVER Place DENVER
Addr From 3733 Street WYNKOOP STREET
Nearest Intersecting Street

Latitude Longitude

Location ENTIRE RESIDENTIAL PROPERTY FROM THE CURB ONTO THE PROPERTY
The locate will be completed between 05/27/04 01:40:27 PM and the end of the day 06/01/2004

Grids (T/R/S) 03S068W23SW

Members 36ONT1 ADSTA1 ATCT01 CMSDC00 CMSND14 ICGTL3 LVL311 MCI01 PCKVEL PCND00
PSND14 QLNCND00 QLNCND14 SPRN01 SPRNTA TACO01 TCHAM1 TCHAM2 TWTEL1 WCG01

Members - these will be notified by the center

ICGTL3	ICG TELECOMMUNICATIONS AKA INTELCOM	ICG TELECOMMUNICATIONS
PCND00	XCEL ENERGY	XCEL ENERGY
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ

PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
CMSDC00	COMCAST-CATV	COMCAST-CATV/UQ
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
QLNCND14	QWEST LOCAL NETWORK---APPT. SCHED.	QWEST LOCAL NETWORK
QLNCND14	QWEST LOCAL NETWORK---APPT. SCHED.	QWEST LOCAL NETWORK
LVL311	LEVEL 3 COMMUNICATIONS	LEVEL 3 COMMUNICATIONS
MCI01	MCI	MCI
PCKVEL	XCEL ENERGY--ELEC TRANSM	XCEL ENERGY-ELEC TRANSM
WCG01	WITEL COMMUNICATIONS LLC	WITEL COMMUNICATION
QLNCND00	QWEST LOCAL NETWORK	QWEST LOCAL NETWORK (UQ)
TCHAM2	TOUCH AMERICA--SOUTHERN COLORADO AREA	TOUCH AMERICA (FIBER)
ADSTA1	ADESTA COMMUNICATIONS	ADESTA COMM
360NT1	360NETWORKS, INC.	360NETWORKS, INC FIBER
QLNCND00	QWEST LOCAL NETWORK	QWEST LOCAL NETWORK (UQ)
CMSND14	COMCAST-APPT. SCHED.	COMCAST-CATV/UQ
ICGTL3	ICG TELECOMMUNICATIONS AKA INTELCOM	ICG TELECOMMUNICATIONS
PSND14	XCEL ENERGY---APPT FILE	XCEL ENGY--APPT SCHEDULE-- UQ
PCND00	XCEL ENERGY	XCEL ENERGY
CMSDC00	COMCAST-CATV	COMCAST-CATV/UQ
CMSND14	COMCAST-APPT. SCHED.	COMCAST-CATV/UQ
TCHAM1	TOUCH AMERICA	TOUCH AMERICA (FIBER)
SPRNTA	TOUCH AMERICA--COPY TERMINAL TO SPRINT	TOUCH AMERICA-COPY TERM
TWTEL1	TIME WARNER TELECOM	TIME WARNER TELECOM
TACO01	TOUCH AMERICA - COLORADO	TOUCH AMERICA-COLORADO
PCND00	XCEL ENERGY	XCEL ENERGY
ATCT01	AT&T	AT&T
SPRN01	U.S. SPRINT	U.S. SPRINT

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DNVPR1	DENVER PARKS AND RECREATION	DENVER PARKS & REC.	303-458-4839

TARGET SHEET
EPA REGION VIII
SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1051786

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 04/05/2004

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☐ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☒ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
(Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

3 - DVDs OF PROPERTY VIDEO, PROPERTY #2643
